

WHIN HOUSE & WHIN HOUSE APARTMENT



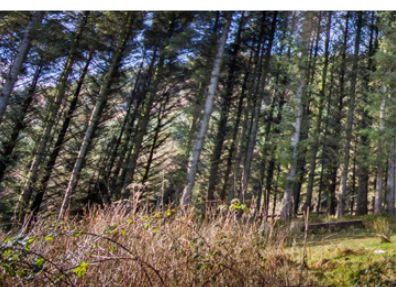
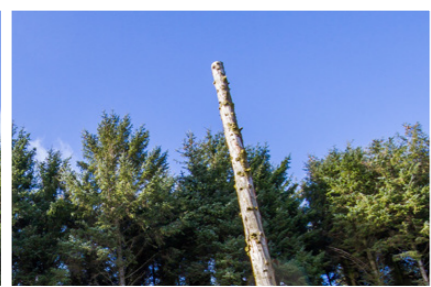
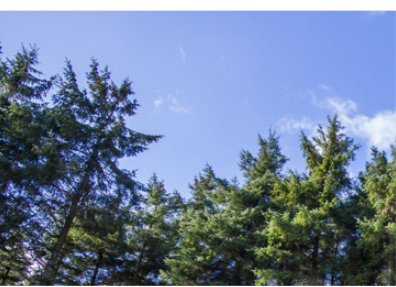
KILDONAN, ISLE OF ARRAN



**McEwan Fraser Legal**
Solicitors & Estate Agents



[Nearby **Scenic** Views]





Local Attractions & Views



Whin House' has a fantastic position within Kildonan, with far-reaching southerly views, which overlook the islands of Pladda and Ailsa Craig. The house is situated on the south of the Isle of Arran, in the village of Kildonan. This pretty village is off the main coast road. It has a sandy beach and a hotel/bar/restaurant, which are both within a short stroll from the house. Kildonan is a haven for otters, seals and a wide range of other wildlife. Kildonan also boasts Yellowport harbour, a sheltered mooring for small boats, opposite Kildonan village hall.

Whin House is 4 miles from Whiting Bay with shops, pubs, restaurants and other amenities including a primary school, village hall, garages, golf course, bowling and putting greens. Four miles further on, is Lamlash with a secondary school, hospital, police, fire and coastguard stations and sheltered mooring facilities in the bay. The main ferry port at Brodick (12 miles) has a selection of shops, along with leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 miles to the north and over looks Brodick Bay. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan. Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory. At the south end of the island, at Kilmory, is the creamery - home of the famous Arran cheese, although this is now being challenged by cheese factories at Claddach and Kilpatrick.

Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast of the island. A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.





striking three-bedroom, detached villa, conveniently positioned within a private position in Kildonan and within a five-minute stroll of the beach. It would make a super family/holiday home and has the added bonus of a self-contained, one-bedroom apartment (ideal for holiday lets or independent living) that could easily be incorporated into the main house, if desired. Displaying a splendid frontage, the house offers flexible and versatile accommodation, formed over a two-storey layout and was constructed around 1895. In essence, the front of the property belies the spacious accommodation internally.

With mature trees and shrubs in the garden, red squirrels and a host of wild birds, this is a secluded haven.

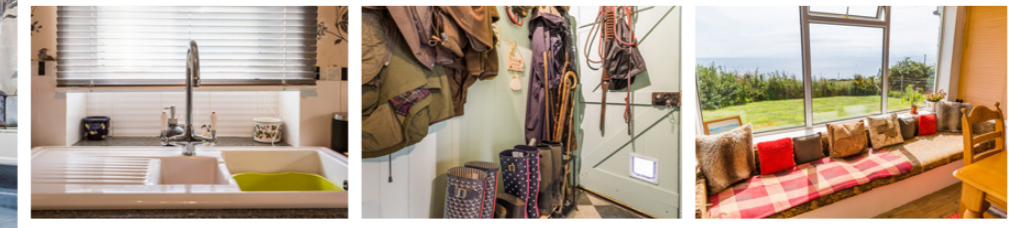
The property is as unique as it is beautiful. The traditional building has been well maintained and sympathetically extended over the years, to create fantastic and flexible accommodation, which only a viewing will qualify. The property is surrounded by well-maintained grounds, with a wide variety of mature plants and trees. The gardens provide seasonal colour and benefit from views towards Pladda and Ailsa Craig, which is the perfect spot to spend a lazy summer's day entertaining friends and family and has been used for this purpose on many an occasion. The gardens complete with a pond and a useful stone storage shed. There is also the welcome addition of off road parking outside the property. The subjects are entered via a front door into the immediately impressive lounge/diner, with a picture window to the front aspect, flooding the room with natural light and providing stunning sea views. The feature fireplace, with log-burning stove, is the key focal point of this room. There is a useful understairs study recess and a personal door opens from here into the self-contained apartment. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from space for a range cooker with an integrated extractor and has further space for a washing machine, tumble drier, dishwasher a fridge and an upright fridge freezer. Access can be gained from here into the boot room, which has plenty of invaluable storage facilities and offers the perfect spot to hang jackets and store wellingtons. A door opens from here into the rear garden.

The staircase rises to first floor level from the lounge/diner, revealing three, substantial bedrooms, a bathroom and a shower-room. The two bedrooms to the front aspect offer quite magnificent sea-views and all have space for additional freestanding furniture if required. The family bathroom, with a roll-top bath, creates the perfect ambience in which to unwind. A separate shower-room with storage can also be found on this level. The specification includes oil central heating (which also serves the self-contained apartment) and double glazing for additional comfort and convenience.





08



09



10

Living Area



11





Bedroom 2//Bedroom 3







Whin House Apartment Garden Views

Whin House Apartment

Attached to the main house, you enter the independent one-bedroom apartment, which has undergone a professional refurbishment programme to create a virtually maintenance-free property. The apartment is perfect for holiday lets or for an elderly relative or teenager requiring a level of independence. Access can also be gained from the main house into the apartment from the lounge/diner. It's currently advertised on 'The Cottage Guide' website, which can be accessed by logging on to www.cottageguide.co.uk or visitscotland.co.uk. The owners have been able to command **£280-£370 per week** for a holiday rental and have a number of returning customers.

Access is gained into the apartment via the conservatory/dining room, which is a great room to just relax and "chill" and offers expansive sea views towards Pladda and Ailsa Craig. A door opens from here into the open plan lounge/kitchen which is well proportioned and the living zone is both bright and airy. There is space for a range of furniture configurations that would include a dining table for more informal dining and social gatherings. The feature fireplace, with an electric fire, is one of the key features of this zone. The kitchen has been fitted to include a range of floor and wall mounted units, which further benefits from space for a freestanding cooker, under counter fridge/freezer and washing machine and has an integrated extractor-hood. The double bedroom has a sea and rural outlook. A door (currently not in use) opens from here to the rear aspect. Access can be gained from here to the four-piece en-suite bathroom, which has the luxury of a separate shower cubicle.

Externally, the apartment has lawned gardens to the side aspect and similar to the main house enjoys a stunning outlook. Off-road parking is available.

All furniture in the apartment is available by way of separate negotiation.

...THE PROPERTY HAS A QUITE UNIQUE SETTING. IT NOT ONLY OFFERS POTENTIAL PURCHASERS A WONDERFUL FAMILY/HOLIDAY HOME, IT ALSO PROVIDES AN UNPARALLELED OPPORTUNITY TO CREATE A HOME-BASED LIFESTYLE BUSINESS. THE PRESENT OWNER HAS ALREADY PUBLICISED THE INDEPENDENT APARTMENT, LOCALLY, NATIONALLY AND INTERNATIONALLY. THIS MEANS THAT ANYONE WISHING TO CONTINUE OPERATING AS A SELF-CATERING BUSINESS WILL 'HIT THE GROUND RUNNING' AS THEY WILL HAVE THE POSSIBILITY OF IMMEDIATE INCOME FROM THEIR NEW HOME AND THE ADDED ADVANTAGE OF ADVANCED BOOKINGS...



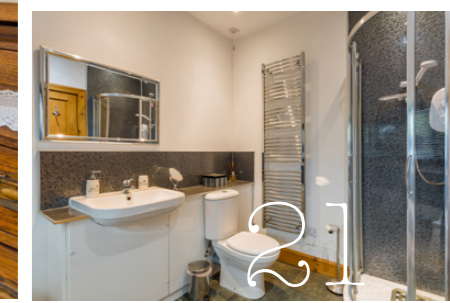
Lounge/**Kitchen**

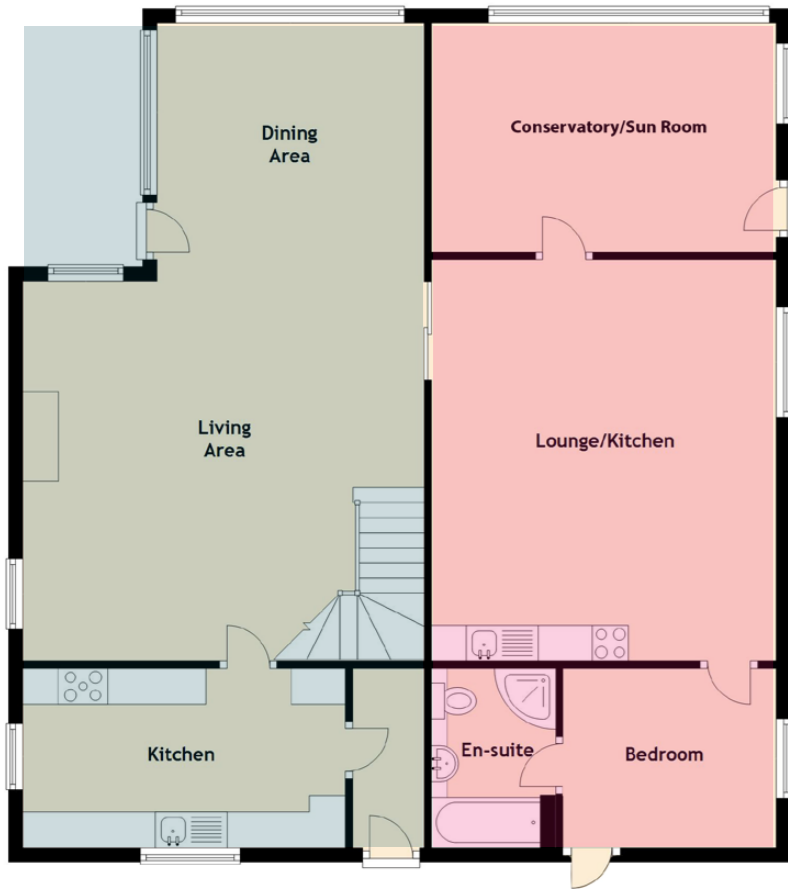


Conservatory/**Sun Room**

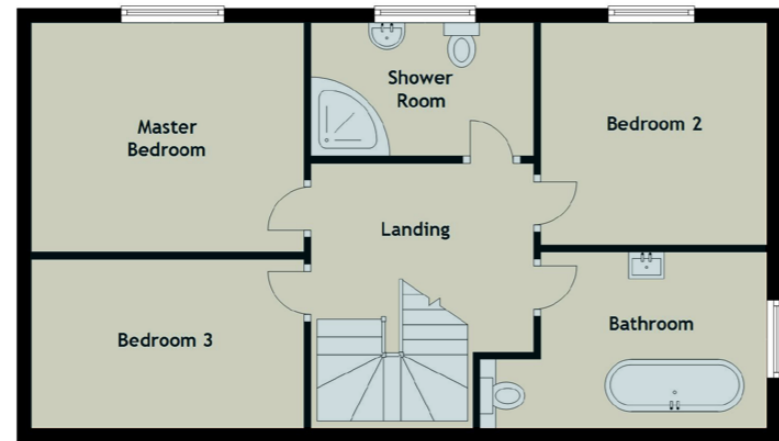


Bedroom/**En-Suite**





Specifications // Floor Plan // Location



Approximate Dimensions

Whin House

(Taken from the widest point)

Kitchen	4.50m (14'9") x 2.50m (8'2")
Living Area	6.53m (21'5") x 5.30m (17'5")
Dining Area	4.12m (13'6") x 3.10m (10'2")
Master Bedroom	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bedroom 3	3.80m (12'6") x 1.90m (6'3")
Shower Room	3.00m (9'10") x 2.10m (6'11")
Bathroom	4.00m (13'1") x 2.00m (6'7")

Whin House Apartment

(Taken from the widest point)

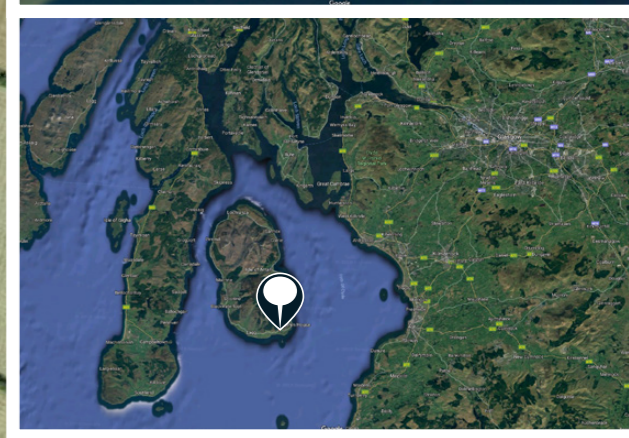
Conservatory/Sun Room	3.80m (12'6") x 3.50m (11'6")
Lounge/Kitchen	5.30m (17'5") x 4.12m (13'6")
Bedroom	3.50m (11'6") x 2.80m (9'2")
En-suite	2.50m (8'2") x 2.20m (7'3")

Gross internal floor area (m²) : 113m²

EPC Rating : F

Directions : On disembarking the ferry, turn left at the 'T' junction and follow the south coastal road. Pass through Lamlash and Whiting Bay. On leaving Whiting Bay pass through the hamlet of Dippen and ignore the sign for Kildonan. Pass Woodside Farm on your left.

Keep driving and you will see a sign for 'Whin House'. Take this turning. Follow track down to 'Whin House'. (Please don't rely on Sat Nav).



Views from the property

TEXT & DESCRIPTION : **DARREN LEE**

HEAD OF DESIGN & PRODUCTION : **EAMONN MULLANE**

PHOTOGRAPHY : **ANDY SURRIDGE**

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